

**AUDIT OF HOUSING LAND
IN
DUNDEE AND ANGUS
2007**

**PRODUCED JOINTLY BY
ANGUS COUNCIL
AND
DUNDEE CITY COUNCIL**

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SECTION 1 : INTRODUCTION

The annual audit of housing land provides a factual statement of land supply within the administrative boundaries of Dundee City Council and Angus Council. Only sites with a capacity of 5 or more units are included. The audit is the result of a survey undertaken in June 2007.

The audit is an important source of information for the monitoring of the Dundee and Angus Structure Plan, approved by Scottish Ministers in October 2002. This Plan uses Housing Market Areas as a basis for assessing housing land requirements. The audit gives details of the land supply in each of the council areas and is presented for each of the 4 housing market areas in the Dundee and Angus Structure Plan area.

SECTION 2 : GENERAL PRINCIPLES

The Audit provides a range of information relating to each housing site. The schedules in Sections 5 and 6 are grouped by “effective supply” and “constrained supply” as defined by Planning Advice Note 38 Housing Land (Revised 2003). Each site has a unique site reference followed where appropriate by the Local Plan reference, the name of the site and the developer or applicant. The status of the site relates to whether the site is under construction, identified in a local plan or has planning permission or other Council approval. The approval date given refers to the date of publication of the relevant local plan or the date the latest planning permission was issued. The number of houses still to be completed on each site is included and an assessment is made of the potential yield from the site in the programming columns. Details of the number of completions in the preceding year are included in the schedules.

Within the Angus Council area the housing market area within which sites are located is included. All sites in the Dundee City Council area fall within the Dundee and South Angus housing market area.

Housing sites have been monitored since 1979 and in arriving at the potential yield figures, due account has been taken of past trends and completions, anticipated starts and comments from private house builders and other housing providers. It must be emphasised however, that the potential yields are only indicative and the actual yields may vary.

The last component of this audit sets out the number of completions recorded on sites of five or more houses for each settlement/area. Also included for the Angus Council area is the aggregate number of dwellings expected to come forward on small sites (less than 5 units). They are included in the schedule of effective sites, given they are either under construction or have a valid planning permission, but are not counted towards meeting the housing land requirement for Angus set out in the Dundee and Angus Structure Plan. The Structure Plan makes no specific allowance for small sites in determining the housing land requirements but recognises their contribution in augmenting the effective supply of land.

FINALISED ANGUS LOCAL PLAN REVIEW

The Finalised Angus Local Plan Review (FALPR) was published in February 2005 and formal objections were invited. Objections that were not withdrawn were considered at a Public Local Inquiry held between January and April 2006. Sites that were proposed for allocation for housing in the FALPR have been included in the audit as part of the established land supply and tested for effectiveness against the criteria in PAN 38 (Revised 2003).

Following the receipt of the Report on Objections to the FALPR, Angus Council agreed its Statement of Response at meetings on 16 November and 14 December 2006. Angus Council published post-Inquiry modifications on 14 February 2007 and received a number of objections to housing sites in Forfar and Kirriemuir. At a Special Meeting on 22 August 2007 Angus Council considered their response to these objections and agreed further modifications to housing sites in Forfar and Kirriemuir and have referred a number of unresolved objections to a second Public Local Inquiry. The status of housing sites subject to further modification or affected by objections being referred to a second inquiry will not be able to be confirmed until completion of the Local Plan Review process.

SECTION 3 : CONSULTATION

The Audit has been the subject of consultation with Communities Scotland, Homes for Scotland, the public via the Angus and Dundee City Council Internet sites and through advertisement in the local press.

Following the consultation process, Dundee City Council and Homes for Scotland are still in dispute over the inclusion of sites which are identified as student housing. It is proposed to remove these from the main schedules of Housing Land and place any identified student housing separately in the document. However, it shall still be included in the established supply. This housing forms an important part of the Dundee housing market and releases pressure on what would otherwise be taken up to satisfy this market.

In drawing up the Housing Land Audit for 2007, the Angus and Dundee City Councils have had full regard to the revised PAN 38 Housing Land (Revised 2003) which includes the following definition of effective housing land supply.

“.....the part of the established housing land supply that is expected to be free of constraints in the period under consideration, and will therefore be available for the construction of housing.”

The assessment of effectiveness of the sites identified in the 2007 Audit has been carried out having regard to the criteria set out in Paragraph 29 and summarised in Appendix 1 of this report.

SECTION 4

DUNDEE AND ANGUS

HOUSING MARKET AREAS

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2007)(sites of 5+ houses)

PRIVATE SECTOR	PROGRAMMING ON EFFECTIVE SITES						Later Years	Constrained Sites	Established Sites
	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2007to 2012			
	A	B	C	D	E	A+B+C+D+E			
ARBROATH	21	130	123	104	75	453	45	76	574
ARBROATH HMA LANDWARD	24	40	34	18	10	126	0	0	126
Arbroath HMA Total	45	170	157	122	85	579	45	76	700
BRECHIN	32	80	78	53	0	243	300	70	613
MONTROSE	67	50	58	55	37	267	200	0	467
BRECHIN/MONTROSE HMA LANDWARD	4	8	10	0	0	22	0	0	22
Brechin/Montrose HMA Total	103	138	146	108	37	532	500	70	1102
FORFAR	77	136	130	115	85	543	100	195	838
KIRRIEMUIR	13	41	30	35	35	154	80	0	234
FORFAR/KIRRIEMUIR HMA LANDWARD	33	67	47	20	20	187	0	0	187
Forfar/Kirriemuir HMA Total	123	244	207	170	140	884	180	195	1259
CARNOUSTIE	38	145	51	45	25	304	0	30	334
MONIFIETH	0	25	0	0	0	25	0	10	35
SOUTH ANGUS HMA LANDWARD	95	62	8	0	0	160	0	40	200
DUNDEE GREENFIELD	133	232	59	45	25	489	0	80	569
DUNDEE BROWNFIELD	803	846	832	499	322	3302	612	125	4039
Dundee and South Angus HMA Total	1069	1310	950	589	372	4280	612	285	5177
DUNDEE AND ANGUS	1340	1862	1460	989	634	6275	1337	626	8238

SECTION 5

DUNDEE CITY

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2007)(sites of 5+ houses)

PRIVATE SECTOR	PROGRAMMING ON EFFECTIVE SITES								
	2007 - 2008	2008- 2009	2009- 2010	2010- 2011	2011- 2012	2007 to 2012	Later Years	Constrained Sites	Established Sites
DUNDEE GREENFIELD	316	222	156	144	70	908	280	6	1194
DUNDEE BROWFIELD	803	846	832	499	322	3302	612	125	4039

DUNDEE CITY - GREENFIELD SITES

EFFECTIVE SUPPLY OVER FIVE YEAR PERIOD - PRIVATE SECTOR															
SITE REF	L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	07-08	08-09	09-10	10-11	11-12	Effective Program 2007-2012	LATER YEARS
PRIVATE SECTOR															
199011		EMMOCK WOODS	BALDRAGON HOMES	CONS	31/10/2006	18.20	101	25	5	10	10			25	
199536		BALLUMBIE FARM	DJ LAING	CONS	07/12/2005	9.00	200	19	19					19	
199725		SOUTH OF ARBROATH RD PH1	WIMPEY HOMES	CONS	05/12/2005	11.04	210	51	35	16				51	
199810	H68	PITKERRO MILL	BROWN	ALPL		1.64	6	6		3	3			6	
200345		EMMOCK WOODS (Later Stages)	BALDRAGON HOMES	CONS	08/03/2007	3.72	74	47	30	17				47	
200409	H70	WESTERN GATEWAY LIFF PH1	DUNCARSE	CONS	28/03/2005	18.40	147	85	24	25	20	16		85	
200738	H70	WESTERN GATEWAY LIFF PH2	STEWART MILNE	ALPL		9.92	100	100		25	25	25	25	100	
200408	H70	WESTERN GATEWAY SWALLOW	CALA	ALPL		15.82	270	270		20	20	20	20	80	190
200356	H70	WESTERN GATEWAY, SOUTH GRAY	GLADEDALE	ALPL		14.96	230	230		44	48	48		140	90
200357	H67	BALDRAGON	GLADEDALE	CONS	21/08/2006	7.54	130	96	84	12				96	
200359	H71	BALGILLO NORTH	MILLER HOMES	CONS	27/02/2006	9.00	150	150	30	30	30	35	25	150	
200360	H72	BALMOSSIE	STEWART MILNE	CONS	26/09/2005	7.22	100	40	30	10				40	
200601		BALLUMBIE GOLF COURSE	PRIVATE	DEPC	24/04/2006	0.10	10	10		10				10	
200711		KELLAS ROAD	GLADEDALE	CONS	04/12/2006	2.07	20	20	20					20	
200713		LINLATHEN HOUSE LODGE	GL RESIDENTIAL	CONS	27/02/2006	4.96	39	39	39					39	
TOTAL PRIVATE SECTOR EFFECTIVE							1787	1188	316	222	156	144	70	908	280
TOTAL ESTABLISHED SUPPLY								1188							

CONSTRAINED SITES - PRIVATE SECTOR											
SITE REF	L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS	
199530	H64	FINTRY PLACE	PRIVATE	ALPL		1.3	6	6	Physical		
PRIVATE SECTOR											
TOTAL PRIVATE SECTOR NON-EFFECTIVE								6			
TOTAL ESTABLISHED SUPPLY								1194			

LOCAL PLAN REF HS-Adopted Local Plan H-Finalised Local Plan

CONSTRAINT OWN=OWNERSHIP PHY=PHYSICAL(ON-SITE) CON=CONTAMINATION DEF=DEFICIT FUNDING NOT COMMITTED PRO=PROGRAMMING INF=INFRASTRUCTURE LAN=LAND USE MAR=MARKETABILITY

STATUS CONS=UNDER CONSTRUCTION OUPC=OUTLINE PLANNING CONSENT DEPC=DETAILED PLANNING CONSENT FLPL= FINALISED LOCAL PLAN SITE DEL=LIKELY TO BE DELETED

OCAP=OTHER COUNCIL APPROVAL ALPL=APPROVED LOCAL PLAN

DUNDEE CITY - BROWNFIELD SITES

EFFECTIVE SUPPLY OVER FIVE YEAR PERIOD - PRIVATE SECTOR															5 Year Effective Programme	
SITE REF	L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	07-08	08-09	09-10	10-11	11-12	LATER YEARS	2006-2011	
199130	H57	GIRVAN GARDENS	PRIVATE	ALPL		0.90	20	20				10	10		20	
199131	H55	KILBRIDE PLACE, WHITFIELD	PUBLIC	ALPL		0.85	35	35						35	0	
199132	H54	KILKERRAN TERRACE, WHITFIELD	PUBLIC	ALPL		0.95	25	25				10	15		25	
199133	H53	SUMMERFIELD PLACE,WHITFIELD	PUBLIC	ALPL		1.15	25	25				10	15		25	
199134	H56	WHITFIELD LOAN, WHITFIELD	PUBLIC	ALPL		1.41	40	40		20	20				40	
199522		DUNDEE ROYAL INFIRMARY	H&H PROPERTIES	CONS	06/03/2001	4.13	163	17	17						17	
199524	H13	RAILYARDS	PRIVATE	ALPL		2.50	110	110				15	25	70	40	
199528	H43	PITALPIN WORKS PHASE ONE	PRIVATE	DEPC	23/04/2007	1.10	36	36		30	6				36	
199803		11-13 WHITEHALL STREET	PRIVATE	DEPC	31/03/1998	0.98	56	56	15	20	21				56	
199807	H47	MAYFIELD	SCOTIA DEVELOPMENTS	CONS	07/11/2005	5.10	63	3	3						3	
200115		BLACKNESS NURSERY	SIGNATURE HOMES LTD	DEPC	22/08/2005	1.03	5	5		2	3				5	
200205		CITY ROAD/ROSEBERRY STREET	PRIVATE	DEPC	26/09/2005	0.46	19	19	19						19	
200214		ARDLER PHASE 6A	PRIVATE	DEPC	23/01/2006	1.82	52	52		25	27				52	
200215		ARDLER PHASE 6B	SANCTUARY HSG.ASSOC	CONS	18/12/1998	3.34	47	8	8						8	
200307		LAWSIDE WORKS, PATERSON ST	HILLCREST HSG ASSOC	CONS	23/01/2006	1.40	47	47	20	27					47	
200308	H01	SOUTH TAY STREET	PRIVATE	ALPL		0.20	15	15				15			15	
200312	H06	TAY HOTEL	PRIVATE	ALPL		0.10	44	44		20	24				44	
200313	H07	CHALMERS HALL	PRIVATE	DEPC	15/08/2003	0.10	27	27		8	10	9			27	
200315	H09	38-40 SEAGATE	PRIVATE	ALPL		0.08	24	24		24					24	
200316	H14	ROSEANGLE, PETERSON HOUSE	PRIVATE	ALPL		0.43	10	10		10					10	
200319	H15/H17	15AB ROSEANGLE/MCVICARS LANE	PRIVATE	CONS	12/09/2004	0.38	29	29	13	16					29	
200318	H16	GREENFIELD PLACE	PRIVATE	ALPL		0.06	5	5		5					5	
200320	H18	19-21 ROSEANGLE	PRIVATE	ALPL		0.10	5	5		5					5	

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DUNDEE CITY - BROWNFIELD SITES

EFFECTIVE SUPPLY OVER FIVE YEAR PERIOD - PRIVATE SECTOR															5 Year Effective Programme
L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	07-08	08-09	09-10	10-11	11-12	LATER YEARS	2007-2011	
200321	H19	QUEEN VICTORIA WORKS	PRIVATE		1.25	40	40		20	20				40	
200327	H27	JAMES ST/NORTH GEORGE ST	HILLCREST HSG ASSOC	CONS	24/04/2006	0.10	25	25	25					25	
200332	H33	MAINS LOAN/ELIZA STREET	PRIVATE	CONS	29/08/2005	0.47	30	30	18	12				30	
200333	H34	CITY QUAY PHASE ONE	UNICORN PROPERTIES	CONS	18/04/2006	1.47	73	73	73					73	
200334	H35+36	VICTORIA DOCK PHASE TWO	PRIVATE	DEPC	31/01/2005	0.06	35	35	10	15	10			35	
200337	H40	WIMBERLEY, GLAMIS DRIVE	PRIVATE	ALPL		1.27	12	12		12				12	
200338	H41	HILLSIDE, YARROW TERRACE	PRIVATE	ALPL		1.43	60	60			20	30	10	60	
200339	H44	FOGGYLEA GARDENS	PRIVATE	ALPL		0.79	11	11		11				11	
200340	H45	ALLOWAY PLACE	PRIVATE	ALPL		1.56	25	25			15	10		25	
200342	H49	KIRKTON CENTRAL CORE	SERVITE HSG ASSOC	CONS	31/01/2005	2.00	34	34	34					34	
200343	H50	TROTTICK, LOWRISE	PRIVATE	ALPL		4.11	60	60			20	30	10	60	
200344	HS50	TROTTICK, FORMER MULTIES	DISCOVERY HOMES	CONS	27/09/2004	1.21	23	7	7					7	
200347	H66	MONIFIETH ROAD, ARMITSTEAD	PRIVATE	ALPL		1.14	10	10			10			10	
200348	H22	LOONS ROAD/LAWSIDE ROAD	PRIVATE	OCAP		0.33	12	12		12				12	
200349	H23	TAYSPINNERS WORKS, ARBROATH	TAYCITY PROPERTIES	CONS	25/08/2004	0.44	87	81	20	25	36			81	
200351	H65	PANMUREFIELD	GLADEDALE	DEPC	26/03/2007	4.50	45	45	20	25				45	
200352	H58	DRUMGEITH ROAD	PRIVATE	ALPL		0.72	10	10					10	0	
200353	H60	WHITFIELD CENTRE PHASE ONE	PRIVATE	ALPL		1.44	35	35			15	20		35	
200354	H61	LOTHIAN CRESCENT/SALTON CRES	PRIVATE	ALPL		3.55	40	40				20		20	
200355	H62	WHITFIELD RISE/SUMMERFIELD	PRIVATE	ALPL		4.09	100	100					100	0	
200503		LAING STREET	T&S RASHID	DEPC	02/02/2005	0.09	5	5	5					5	
200502		MARYFIELD GOODS YARD	JUSTICE HOMES	DEPC	28/06/2004	2.14	36	36		16	20			36	
200504		WHITFIELD CENTRE PHASE TWO	PUBLIC	ALPL		1.44	35	35			20	15		35	
200505		ARBROATH ROAD	PRIVATE	DEPC	27/09/2005	0.48	24	24	10	14				24	
200506		223 CLEPINGTON ROAD	PRIVATE	CONS	21/02/2005	0.13	5	5	5					5	
200511		CITY QUAY PHASE TWO	PRIVATE	CONS	05/12/2005	1.38	144	144	144					144	
200602		GOURDIE STREET	PRIVATE	CONS	23/01/2006	0.27	12	12	12					12	
200603		EAST PORT WORKS	PRIVATE	CONS	27/02/2006	0.11	9	9	9					9	
200604		GLENAGNES ROAD	PRIVATE	CONS	23/01/2006	0.22	12	12	12					12	
200605		LOGIE STREET	PRIVATE	DEPC	05/12/2005	0.24	14	14	4	10				14	
200606		HEBRIDES DRIVE	BOYACK HOMES	DEPC	27/02/2006	0.66	10	10		10				10	
200608		MIDMILL ROAD	ANGUS HSG ASSOC	DEPC	23/01/2006	0.35	10	10	10					10	
200609		14-22 TRADES LANE	PRIVATE	CONS	23/01/2006	0.19	32	32	32					32	
200610		DURA STREET	HOME SCOTLAND	DEPC	23/01/2006	0.05	11	11			11			11	
200611		FORMER HOMEBASE SITE	PRIVATE	DEPC	05/12/2005	1.62	202	202		50	50	50	52	202	

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DUNDEE CITY - BROWNFIELD SITES

EFFECTIVE SUPPLY OVER FIVE YEAR PERIOD - PRIVATE SECTOR														5 Year Effective Programme		
SITE REF	L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	07-08	08-09	09-10	10-11	11-12	LATER YEARS	2006-2011	
200701		BELFIELD STREET	PRIVATE	DEPC	19/06/2006	0.42	39	39		20	19				39	
200702		LARCHFIELD WORKS	PRIVATE	OUT	19/06/2006	0.15	8	8	8						8	
200703		BURNSIDE STREET	PRIVATE	DEPC	04/12/2007	1.41	30	30			30				30	
200704		BRIDGEND STREET	H&H	CONS	07/08/2006	1.41	53	53	25	28					53	
200705		BALBEGGIE STREET	HOME SCOTLAND	DEPC	01/02/2007	0.16	6	6		6					6	
200706		BALERNO PLACE	HOME SCOTLAND	CONS	21/12/2006	1.09	41	41	20	21					41	
200707		CRAIGMOUNT PLACE	MARGARET BLACKWOOD	DEPC	22/01/2007	1.6	47	47	20	27					47	
200708		ARTHURSTONE TERRACE	PRIVATE	CONS	25/06/2006	0.08	8	8	8						8	
200709		NELSON STREET	HILLCREST HSG ASSOC	DEPC	26/02/2007	0.03	12	12			12				12	
200710		QUEEN STREET	JUSTICE HOMES	CONS	02/08/2006	0.07	7	7	7						7	
200712		DUNHOLM STREET	ABERTAY HSG ASSOC	CONS	01/07/2006	1.25	21	21		21					21	
200714		MILTON STREET	PRIVATE	DEPC	26/03/2007	0.66	46	46		20	26				46	
200715		DENFIELD WORKS	SERVITE HSG ASSOC	DEPC	28/08/2006	0.49	23	23	10	13					23	
200716		11/19 REFORM STREET	PRIVATE	DEPC	23/03/2007	0.04	9	9		9					9	
200717		BROWN CONSTABLE STREET	PRIVATE	CONS	08/06/2006	0.4	20	20	20						20	
200718		BALGOWAN DRIVE	H&H	DEPC	10/11/2006	0.2	6	6		6					6	
200719		JAQUES NIGHT CLUB	PRIVATE	DEPC	23/03/2007	0.21	20	20		20					20	
200720		YEAMANS LANE	HILLCREST HSG ASSOC	DEPC	27/12/2006	1.22	51	51	11	20	20				51	
200721		PITALPIN WORKS PHASE TWO	ABERTAY HSG ASSOC	OUT	27/02/2006	0.18	6	6		6					6	
200722		PITALPIN WORKS PHASE THREE	PRIVATE	OUT	27/02/2006	2.26	53	53			3	25	25		53	
200723		WALLACE CRAIGIE WORKS	PRIVATE	DEPC	26/03/2007	1.68	146	146		15	65	66			146	
200724		KINPIRNIE PLACE	WEST RESIDENTIAL	CONS	24/04/2006	0.45	18	18	18						18	
200725		STRATHMORE AVENUE	PRIVATE	OCAP		0.25	7	7			7				7	
200726		ST LEONARDS	PRIVATE	OCAP		0.94	26	26			6	20			26	
200727		PRINCES STREET PHASE ONE	PRIVATE	OCAP		0.09	10	10			10				10	
200728		PRINCES STREET PHASE TWO	PRIVATE	OCAP		0.25	20	20				20			20	
200729		CITY QUAY PHASE FOUR	PRIVATE	CONS	23/04/2007	0.73	96	96	80	16					96	
200730		MARYFIELD DEPOT	PRIVATE	OCAP		1.64	20	20					20		20	
200731		DUNHOLM ROAD/SOUTH ROAD	ABERTAY HSG ASSOC	OCAP		1.98	44	44		10	15	19			44	
200732		CRAIGMORE/DUNMORE	ABERTAY HSG ASSOC	OCAP		1.87	40	40		20	20				40	
200733		BERWICK DRIVE/LONGHAUGH ROAD	PUBLIC	OCAP		1.89	40	40		20	20				40	
200734		224/232 HILLTOWN	HILLCREST HSG ASSOC	OCAP		0.03	10	10		10					10	
200735		MILL O MAINS	HOME SCOTLAND	OCAP		0.01	75	75			15	30	30		75	
200736		HONEYGREEN ROAD	HOME SCOTLAND	DEPC	30/04/2007	1.45	42	42		8	20	14			42	
200737		REID SQUARE	HILLCREST HSG ASSOC	OCAP		0.13	10	10			10				10	
200739		WHITFIELD REGENERATION SITES	PUBLIC/PRIVATE	OCAP		25.06	617	617			100	85	55	377	240	
PRIVATE SECTOR EFFECTIVE								3957	3690	772	760	725	499	322	612	3078

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DUNDEE CITY - BROWNFIELD SITES (STUDENT MARKET)

EFFECTIVE SUPPLY OVER FIVE YEAR PERIOD - STUDENT SECTOR														5 Year Effective Programme	
SITE REF	L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	07-08	08-09	09-10	10-11	11-12	LATER YEARS	2006-2011
199722	H20	GUTHRIE STREET, BLACKNESS	PRIVATE (Student Residences)	CONS	26/03/2007	0.55	199	86		86					86
200311	H04	PARKER STREET	PRIVATE (Student Residences)	DEPC	22/05/2006	0.16	107	107			107				107
200410		WARD ROAD	ARDMUIR (student residences)	CONS	30/06/2003	0.13	31	31	31						31
PRIVATE (STUDENT) SECTOR EFFECTIVE								224	31	86	107				224
TOTAL PRIVATE SECTOR EFFECTIVE								3914	803	846	832	499	322	612	3302

DUNDEE CITY - BROWNFIELD SITES

CONSTRAINED SITES - PRIVATE SECTOR														NATURE OF LONG TERM CONSTRAINT	
SITE REF	L' PLAN REF	SITE NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA(ha)	CAPACITY	UNITS TO BUILD	07-08	08-09	09-10	10-11	11-12	OTHER FACTORS	NATURE OF LONG TERM CONSTRAINT
PRIVATE SECTOR															
199609		WARD ROAD	PRIVATE	DEPC	31/12/2004	0.05	8	8							LAND USE
200309	H02	MARKETGAIT/SOUTH TAY STREET	PRIVATE	ALPL		0.13	18	18							LAND USE
200310	H03	MARKETGAIT/TAY STREET LANE	PUBLIC	ALPL		0.23	25	25							OWN/LAND USE
200314	H08	12-14 MURRAYGATE	PRIVATE	ALPL		0.02	5	5							LAND USE
200328	H28	MAIN STREET	PUBLIC	ALPL		0.15	6	6							OWN
200329	H30	TAYBANK WORKS PHASE TWO	PRIVATE/PUBLIC	ALPL		0.74	18	18							OWN
200330	H31	ERSKINE STREET	PRIVATE	ALPL		0.35	15	15							LAND USE
200350		CAMPERDOWN DOCK	PRIVATE	ALPL		0.52	30	30							LAND USE
TOTAL PRIVATE SECTOR NON-EFFECTIVE								125							
TOTAL ESTABLISHED SUPPLY								4039							

LOCAL PLAN REF HS-Adopted Local Plan H-Finalised Local Plan

CONSTRAINT OWN=OWNERSHIP PHY=PHYSICAL(ON-SITE) CON=CONTAMINATION DEF=DEFICIT FUNDING NOT COMMITTED PRO=PROGRAMMING INF=INFRASTRUCTURE LAN=LAND USE MAR=MARKETABILITY

CONS=UNDER CONSTRUCTION OUPC=OUTLINE PLANNING CONSENT DEPC=DETAILED PLANNING CONSENT FLPL= FINALISED LOCAL PLAN SITE DEL=LIKELY TO BE DELETED

STATUS OCAP=OTHER COUNCIL APPROVAL ALPL=APPROVED LOCAL PLAN

DUNDEE CITY COUNCIL - SITES COMPLETED BETWEEN JUNE 2006 AND JUNE 2007

SITE REF	SITE NAME	DEVELOPER	COMPLETIONS	TOTAL
			2005 TO 2006	COMPLETIONS
199538	Trottick	Discover Homes	11	35
200241	Ardler Phase 4	Sanctary Homes	19	215
200304	Bleachfield Cottage	Mansion House Restorations	1	7
200324	Alexander St/St Salvador	Hillcrest Housing Association	35	35
200325	Dons Road	Private	6	6
200412	Seabraes	DSV (student residences)	32	32
200501	Dudhope Resource Centre	West Residential	4	32
200507	Middleton Farm	Private	5	5
200508	Old Hawkhill	DSV (student residences)	71	71
200509	West Park Hall	DSV (student residences)	24	24
200512	City Quay PH3	Forth Properties	96	96
200607	Claypotts	Tayfield Investments	6	6

**this does not include completions on sites still under construction at June 2007*

SECTION 6

ANGUS COUNCIL

HOUSING MARKET AREAS

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2007)(sites of 5+ houses)

	PROGRAMMING ON EFFECTIVE SITES						Later Years	Constrained Sites	Established Sites
	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011	2011/ 2012	2007 to 2012			
	A	B	C	D	E	A+B+C+D+E			
ARBROATH	21	130	123	104	75	453	45	76	574
ARBROATH HMA LANDWARD	24	40	34	18	10	126	0	0	126
Arbroath HMA Total	45	170	157	122	85	579	45	76	700
BRECHIN	32	80	78	53	0	243	300	70	613
MONTROSE	67	50	58	55	37	267	200	0	467
BRECHIN/MONTROSE HMA LANDWARD	4	8	10	0	0	22	0	0	22
Brechin/Montrose HMA Total	103	138	146	108	37	532	500	70	1102
FORFAR	77	136	130	115	85	543	100	195	838
KIRRIEMUIR	13	41	30	35	35	154	80	0	234
FORFAR/KIRRIEMUIR HMA LANDWARD	33	67	47	20	20	187	0	0	187
Forfar/Kirriemuir HMA Total	123	244	207	170	140	884	180	195	1259
CARNOUSTIE	38	145	51	45	25	304	0	30	334
MONIFIETH	0	25	0	0	0	25	0	10	35
SOUTH ANGUS HMA LANDWARD	95	62	8	0	0	160	0	40	200
South Angus HMA Total	133	232	59	45	25	489	0	80	569
ANGUS	404	784	569	445	287	2484	725	421	3630

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2007)

ARBROATH

EFFECTIVE SUPPLY										PROGRAMMING						
LOCAL PLAN		NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2006 to 07	UNITS TO BUILD	2007/	2008/	2009/	2010/	2011/	2007 to	LATER
SITEREF	REF									2008	2009	2010	2011	2012	2012	
ACA017	A(a)	Cairnie Road, The Elms	Kwikbuild Building Contractors	CONS	10/08/2004	0.58	14	0	6	2	2	2			6	
ACA078	A(d)	West Newgate Dairy	Hillcrest Housing Association	CONS	04/10/2006	0.16	11	0	11		11				11	
ACA106	A3	Millgate Loan/East Mary Street	J Anderson	CONS	27/02/2006	0.15	21	0	21	4	7	10			21	
ACA115	A(f)	Millgate, Alma Works Phase 2	Hillcrest Housing Association	DEPC	04/04/2007	0.09	8	0	8		8				8	
ACA140	A1	Montrose Road	A & L King	OUPC	08/12/2004	15.06	200	0	200		30	50	50	50	180	20
ACA171	A(g)	Springfield Terrace, Abbeybank House	McNulty Homes	OUPC	28/11/2005	0.53	9	0	9		9				9	
ACA175		Ernest Street/Hayshead Road (2 sites)	B G Addison	CONS	17/06/2005	0.21	5	2	1	1					1	
ACA181	A(e)	Cliffburn Road, Cliffburn Hotel	F Ogston	CONS	10/08/2006	0.25	5	3	2	2					2	
ACA183	A(i)	Elliot	G Land	FALP	01/02/2005	1.24	31	0	31		15	16			31	
ACA199	A5	Cliffburn	Stewart Milne Homes	FALP	01/02/2005	1.90	125	0	125		25	25	25	25	100	25
ACA203		Garden Street, Gowan Park	Trust Housing Association	CONS	18/08/2005	0.12	10	0	10	10					10	
ACA207		Sidney Street Depot	S Cuthill	CONS	06/02/2006	0.12	5	3	2	2					2	
ACA209		Cairnie Loan, The Cairnie	Fotheringham Property Developments	DEPC	20/03/2006	0.37	35	0	35		15	20			35	
ACA210		High Street 129, The Royal Hotel	Boyles Solicitors	DEPC	15/03/2006	0.02	8	0	8		8				8	
ACA211		Prosen Dr/Seafield Rd/Great Michael Rd *	Angus Housing Association	CONS	12/04/2006	0.47	18*	0*	18*							
ACA223		East Abbey Street 22-26	Bellrock Devs	DEPC	31/05/2007	0.07	9	0	9				9		9	
ACA224		Burnside Drive, Arbroath Herald	Strathearn Homes	DEPC	11/05/2007	0.16	20	0	20				20		20	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						21.50	516	8	498	21	130	123	104	75	453	45
SMALL SITES (less than 5 houses)						1.55	43	7	40	12	10	8	6	4	40	0
TOTAL (including small sites)						23.05	559	15	538	33	140	131	110	79	493	45
CONSTRAINED SUPPLY																
SITEREF	LOCAL PLAN		NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG			OTHER				
	REF								TERM CONSTRAINT	FACTORS						
ACA141	A7	Little Cairnie Hospital	Private	FALP	01/02/2005	0.30	6	OWN							OPPORTUNITY	
ACA143	A8	Hill Street, Marine Ballroom	Housing Association	FALP	01/02/2005	0.15	20	DEF, MAR. OW							OPPORTUNITY	
ACA200	A9	Ernest Street/Palmer Street		FALP	01/02/2005	1.50	50	LAN							OPPORTUNITY	
ACA201	A10	Cairnie Street/Stobcross		FALP	01/02/2005			LAN							OPPORTUNITY	
ACA202	A11	Wardmill/Dens Road		FALP	01/02/2005			LAN							OPPORTUNITY	
TOTAL CONSTRAINED						0.45	76									

New housing not counted against Dundee & Angus Structure Plan allowance for Arbroath HMA

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2007)

ARBROATH HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING						
LOCAL PLAN		NAME	LOCATION	DEVELOPER	STATUS	LAST	AREA	CAPACITY	COMPLETIONS	UNITS	2007/	2008/	2009/	2010/	2011/	2007 to	LATER
SITEREF	REF					APPROVAL	(ha.)		2006 to 07	TO BUILD	2008	2009	2010	2011	2012	2012	
ACL239	Am1	Kirkbank	Auchmithie	Crudie Farms	OUPC	07/04/2006	1.20	15	0	15			8	7		15	
ACL026		Rosecroft Court, Forehills, Mosston	Carmyllie	Mr G Rose	CONS	17/12/1998	0.68	5	0	1	1					1	
ACL007	LG1	Letham Grange	Colliston	F P C Developments	CONS	22/11/2006	8.68	140	0	3	1	2				3	
ACL106		Cotton of Colliston	Colliston	D Henderson/Kilwarton Ltd	CONS	02/03/2005	0.48	5	1	4	4					4	
ACL008		Millgate 1	Friockheim	James Falcon	DEPC	21/08/1989	0.17	8	0	3		1	1	1		3	
ACL225	Fk1	Millgate 3	Friockheim	Mrs Dawson	CONS	16/08/2006	1.40	16	6	4	2	2				4	
ACL226	Fk2	Gardyne Street South of	Friockheim	Private	FALPM	16/11/2006	7.40	40	0	40		10	10	10	10	40	
ACL015	Ik1 & Ik(b)	Lunan Avenue/Kirkton Farm	Inverkeilor	Mr D Reid	FALP	01/02/2005	1.90	13	0	6		3	3			6	
ACL110	lkc (part)	Railway Field 1, Inverkeilor South	Inverkeilor	Inverkeilor Property Co	CONS	07/07/2004	4.00	36	0	36	12	12	12			36	
ACL163	lkc (part)	Railway Field 2, Inverkeilor South	Inverkeilor	Angus Housing Association	DEPC	07/03/2003	0.90	10	0	10		10				10	
ACL012		Tarriebank House	Marywell	Fotheringham Property Devs	CONS	18/04/2007	1.06	8	6	2	2					2	
ACL223		Marywell 16	Marywell	Keir Homes	CONS	17/01/2006	0.39	7	5	2	2					2	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)							28.26	303	18	126	24	40	34	18	10	126	0
SMALL SITES (less than 5 houses)							11.79	81	13	79	30	20	14	10	5	79	0
TOTAL (including small sites)							40.05	384	31	205	54	60	48	28	15	205	0

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2007)

BRECHIN

EFFECTIVE SUPPLY										PROGRAMMING						
LOCAL PLAN				LAST	AREA	COMPLETIONS	UNITS	2007/	2008/	2009/	2010/	2011/	2007 to	LATER		
SITEREf	REF	NAME	DEVELOPER	STATUS	APPROVAL	(ha.)	CAPACITY	2006 to 07	TO BUILD	2008	2009	2010	2011	2012	2012	
BRB053	B(b)	Bearehill/Rosehill	A & J Stephen	CONS	12/04/2007	7.40	93	0	93	25	25	25	18		93	
BRB054	B4	A bert Place	Smallburn Developments	DEPC	06/06/2006	0.22	15	0	15		8	7			15	
BRB074	B2	Nursery Lane, Andover P.S.	Scott Properties	DEPC	13/08/2004	0.99	21	0	21		10	11			21	
BRB079a	B3	Queens Park Housing Estate*	Margaret Blackwood HA	CONS	20/03/2006	0.57	15*	0	15*						0	
BRB079b	B3	Queens Park Housing Estate*	D J Laing	DEPC	15/06/2006	0.87	22*	0	22*						0	
BRB083		Cookston Road	Autumn Castle	DEPC	04/10/2006	0.53	7	0	7	7					7	
BRB092	B1	Dubton Farm	Private	FALP	01/02/2005	29.00	400	0	400		30	35	35		100	300
BRB107		St Andrew Street, Townhead Nursery	Smallburn Developments	DEPC	05/07/2006	0.50	7	0	7		7				7	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						39.21	543	0	543	32	80	78	53	0	243	300
SMALL SITES (less than 5 houses)						1.74	38	8	32	14	9	5	3	1	32	0
TOTAL (including small sites)						40.95	581	8	575	46	89	83	56	1	275	300
CONSTRAINED SUPPLY																
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINTS								OTHER FACTORS
BRB039	B5	Scott Street Goods Yard	J Logan Milne & D M Carneg	FALP	01/02/2005	2.40	70	CON, MAR								OPPORTUNITY
BRB098	B6	Witchden Road	Private	FALP	01/02/2005	0.60		OWN, MAR								OPPORTUNITY
TOTAL CONSTRAINED						2.40	70									

* Housing Regeneration Site where redevelopment results in a net loss of dwellings.
New housing not counted against Dundee & Angus Structure Plan allowance for Brechin & Montrose HMA

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2007)

MONTROSE

EFFECTIVE SUPPLY											PROGRAMMING					
LOCAL PLAN				LAST	AREA	COMPLETIONS	UNITS	2007/	2008/	2009/	2010/	2011/	2007 to	LATER		
SITEREF	REF	NAME	DEVELOPER	STATUS	APPROVAL	(ha.)	CAPACITY	2006 to 07	TO BUILD	2008	2009	2010	2011	2012	2012	
MOM016	M1a	Brechin Road	Muir Homes and others	CONS	02/03/2005	7.30	112	45	67	50	17				67	
MOM116	M1b	Brechin Road	Montrose Auction Company	OUPC	02/03/2005	24.20	288	0	288						88	
MOM037	M(a)	Waldron Road	Messrs Batchelor	OUPC	13/01/2005	0.56	8	0	8		4	4	30	28	8	
MOM087	M2	Dungmans Tack	Unknown	FALP	01/02/2005	1.20	18	0	18				9	9	18	
MOM088	M(c)	Chapel Works, Patons Mill West	Hillcrest/Servite HA/Private	CONS	20/10/2003	1.77	96	0	8		8				8	
MOM116	M(f)	Hill Place	Direct Homes Ltd	DEPC	19/04/2007	0.13	12	0	12		6	6			12	
MOM134		Newhame Road / Northesk Road	Guthrie Brothers	OUPC	05/11/2004	0.64	12	0	12			6	6		12	
MOM135		Northesk Road Workshops	Guthrie Brothers	OUPC	05/10/2004	0.34	5	0	5				5		5	
MOM141		Murray Lane 19-21	Mr A K Smith	OUPC	31/05/2005	0.17	10	0	10			5	5		10	
MOM151		Southesk Street 14	Esk Glazing	DEPC	23/03/2006	0.05	7	0	7	7					7	
MOM153		Queens Close, High Street	Mr C Shand	DEPC	13/04/2006	0.05	5	0	5	5					5	
MOM156		Wishart Gardens, Roseacre Caravan	R Dickson Developments	OUPC	12/12/2005	0.65	9	0	9	5	4				9	
MOM168		Broomfield Road, Broomfield House	Angus Housing Association	DEPC	22/02/2007	0.21	5	0	5		5				5	
MOM171		Hill Street 43	M McCominskie	DEPC	05/03/2007	0.02	6	0	6		6				6	
MOM175		Lower Hall Street 15-17	Mr R MacKay	DEPC	25/06/2007	0.04	7	0	7			7			7	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						37.33	600	45	467	67	50	58	55	37	267	200
SMALL SITES (less than 5 houses)						1.48	53	10	53	22	14	10	5	2	53	0
						38.81	653	55	520	89	64	68	60	39	320	200

CONSTRAINT

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2007)

BRECHIN/MONTROSE HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING						LATER
LOCAL PLAN		NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2006 to 07	UNITS TO BUILD	2007/	2008/	2009/	2010/	2011/	2007 to	
SITEREF	REF										2008	2009	2010	2011	2012	2012	
BRL073		Mains of Farnell	Farnell	Angus Estates	DEPC	30/01/2004	0.84	5	0	5		2	3			5	
BRL107		Templewood Steading	Keithock	Mr Parker-Jervis	DEPC	31/10/2006	0.42	5	0	5			5			5	
MOL063		Barns of Craig Farm	Ferryden	Anniston Farms	CONS	03/02/2005	0.79	9	5	2	2					2	
MOL066	M(j)	Rosemount Road, Sunnyside Social Club	Hillside	Sunnyside Developments	CONS	12/10/2006	0.49	7	0	5	2	3				5	
MOL052		Muirton of Balloch, Bridge of Dun	Dun	Kirkland Properties	DEPC	25/08/2004	1.19	5	0	5		3	2			5	
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)							3.73	31	5	22	4	8	10	0	0	22	0
SMALL SITES (less than 5 houses)							9.60	88	21	82	35	22	14	8	3	82	0
TOTAL (including small sites)							13.33	119	26	104	39	30	24	8	3	104	0
CONSTRAINED SUPPLY																	
SITEREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT							OTHER FACTORS	
MOL075	M4	Sunnyside Hospital Estate	Hillside	Private	FALP	01/02/2005			LAN, MAR							OPPORTUNITY	
TOTAL CONSTRAINED							0.00	0									

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2007)

FORFAR

EFFECTIVE SUPPLY											PROGRAMMING					
LOCAL PLAN				LAST	AREA	COMPLETIONS	UNITS	2007/	2008/	2009/	2010/	2011/	2007 to	LATER		
SITEREF	REF	NAME	DEVELOPER	STATUS	APPROVAL	(ha.)	CAPACITY	2006 to 07	TO BUILD	2008	2009	2010	2011	2012	2012	
FKF086	F(d)	Turbeg Farm	Elite Homes	CONS	14/11/2005	4.20	75	0	3	3					3	
FKF089	F2	Lour Road, Beechhill Nursery	Private	FALP	01/02/2005	1.40	5	0	5		3	2			5	
FKF116	F(b)	Dundee Road, Slatefield Farm	Select Homes	CONS	08/09/2005	0.86	13	2	1	1					1	
FKF119	F(c)	Dundee Road, Glencoe Park	Webster Contracts	CONS	05/10/2005	2.52	6	0	1	1					1	
FKF130	F(h)	Prior Road 1	Wester Restenneth Co	FALP	01/02/2005	0.59	5	0	5		5				5	
FKF154	F4	Wester Resenneth**	Private	FALPM	16/11/2006	20.00	250	0	250		34	48	48	20	150	100
FKF155	F5	Whitehills Nursery	Private	FALPM	16/11/2006	6.50	100	0	100		25	25	25	25	100	
FKF156	F6	Dundee Road	Private	FALP	01/02/2005	5.40	100	0	100		25	25	25	25	100	
FKF157	F7	Gowanbank**	Private	FALPM	16/11/2006	6.00	60	0	60		15	15	15	15	60	
FKF163	F8	Slatefield	Private	FALPM	16/11/2006	2.00	5	0	5		1	2	2		5	
FKF165a		South Street, Haugh Works	Angus Housing Association	CONS	11/07/2006	0.42	18	0	18	18					18	
FKF165b		South Street, Haugh Works	McCarthy & Stone	CONS	11/07/2006	0.40	42	0	42	42					42	
FKF168		Green Street 16	Mr G McFarlane	CONS	10/08/2006	0.05	12	0	12	12					12	
FKF169		Suttieside Road	Angus Housing Association	DEPC	21/09/2006	0.70	16	0	16		16				16	
FKF172		Old Brechin Road, Haulage Y	Taylor Shepherd Homes	DEPC	24/01/2007	0.97	25	0	25		12	13			25	
TOTAL EFFECTIVE (5+ HOUSES)						52.01	732	2	643	77	136	130	115	85	543	100
SMALL SITES (less than 5 houses)						1.07	36	25	35	12	10	8	3	2	35	0
TOTAL (including small sites)						53.08	768	27	678	89	146	138	118	87	578	100

CONSTRAINED SUPPLY										
SITEREF	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS	
FKF083	F8***	South Street	Private	FALP	01/02/2005	0.80	50	OWN, LAN	OPPORTUNITY	
FKF087	F11***	St James Road	Private	FALP	01/02/2005	1.10	40	OWN, LAN	OPPORTUNITY	
FKF088	F10***	New Road	Private	FALP	01/02/2005	1.60	75	OWN, LAN	OPPORTUNITY	
FKF096	F9***	Forfar Infirmary	Private	FALP	01/02/2005	1.20	30	OWN, LAN	OPPORTUNITY	
TOTAL CONSTRAINED						4.70	195			

** Matter being referred to Second PLI into unresolved objections to post-inquiry modification.
 *** References will be updated upon adoption of the Local Plan review.

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2007)

KIRRIEMUIR

EFFECTIVE SUPPLY											PROGRAMMING					
LOCAL PLAN				LAST	AREA	COMPLETIONS		UNITS	2007/	2008/	2009/	2010/	2011/	2007 to	LATER	
SITEREf	REF	NAME	DEVELOPER	STATUS	APPROVAL	(ha.)	CAPACITY	2006 to 07	TO BUILD	2008	2009	2010	2011	2012	2012	
FKK015	K1	Shielhill Road, Northmuir	Angus Housing Assoc.	DEPC	08/08/2005	0.50	14	0	14		14				14	
FKK024	K(a)	Glengate 21, Angus Mill	W H Brown Construction	CONS	10/01/1996	0.40	23	0	8		8				8	
FKK063	K(b)	Westfield/Lindsay Street/Sunnyside	J & J Learmonth	OUPC	17/03/2003	2.50	39	0	39		9	10	10	10	39	
FKK081	K2	Hillhead^^	Private	FALPM	01/02/2005	7.60	120	0	120		10	10	10	10	40	
FKK083		Brechin Road, Platten	Guild Homes	DEPC	19/10/2006	1.35	5	0	5	5					5	
FKK086		Glengate, Glengate Hall	P Redford	DEPC	06/02/2006	0.04	8	0	8	8					8	
FKK089		Sunnyside**	Private	FALPM	16/11/2006	2.00	40	0	40			10	15	15	40	
TOTAL EFFECTIVE (5+ HOUSES)						14.39	249	0	234	13	41	30	35	35	154	80
SMALL SITES (less than 5 houses)						0.89	22	5	19	8	5	3	2	1	19	0
TOTAL (including small sites)						15.28	271	5	253	21	46	33	37	36	173	80

^^ Modification published Sept 2007 amending phasing. Objection period ends on 23 October 2007

** Matter being referred to Second PLI into unresolved objections to post-inquiry modification

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2007)

FORFAR/KIRRIEMUIR HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING						
LOCAL PLAN						LAST	AREA	COMPLETIONS		UNITS	2007/	2008/	2009/	2010/	2011/	2007 to	LATER
SITEREF	REF	NAME	LOCATION	DEVELOPER	STATUS	APPROVAL	(ha.)	CAPACITY	2006 to 07	TO BUILD	2008	2009	2010	2011	2012	2012	
FKL242		Damside, Netherton	Aberlemno	Mr J McColl	DEPC	10/05/2004	0.64	6	0	6	6					6	
FKL057	G1	Dundee Road	Glamis	Martin Alan Homes	DEPC	19/06/2003	1.90	24	0	24		12	12			24	
FKL395		Mains of Gardyne	Guthrie	Mr & Mrs Norrie	DEPC	05/10/2005	0.74	5	0	5	5					5	
FKL386		Seggieden Farm	Inverarity	Albamuir Ltd	DEPC	27/02/2006	0.57	8	0	8		8				8	
FKL350		Kingoldrum Garage 2	Kingoldrum	W Hutchison	OUPC	21/11/2005	0.40	6	0	6			6			6	
FKL429		Over Ascreavie Farm	Kingoldrum	Lindertis Ltd	DEPC	24/05/2007	0.88	6	0	6		3	3			6	
FKL013	Ki1	Bunkerhill	Kingsmuir	Private	FALP	01/02/2005	1.48	8	0	8	4	4				8	
FKL022	Ki2	Kingston Place	Kingsmuir	Private	FALP	01/02/2005	0.80	12	0	12		6	6			12	
FKL278		South Leckaway Farm	Kinnettles	Janoch & Sons	DEPC	22/04/2003	0.32	6	0	6	3	3				6	
FKL361		Guthrie Street 16	Letham	F M Construction	DEPC	30/05/2007	0.64	9	0	9	4	5				9	
FKL378	L2	Jubilee Park	Letham	Private	FALP	01/02/2005	2.30	30	0	30			10	10	10	30	
FKL379	L3	East Hemming Street	Letham	Scotia Homes	DEPC	10/08/2006	2.34	40	0	40		10	10	10	10	40	
FKL422		South Mains Farm Stea	Lownie	Hayock Ltd	DEPC	23/05/2007	0.25	5	0	5		5				5	
FKL446		St Ninians Road	Padanaram	Servite Housing Assoc	CONS	27/02/2007	0.85	20	0	20	10	10				20	
BRL004		Blackhall Farm,	Menmuir	J & J Barron	CONS	10/01/1994	0.54	5	0	2	1	1				2	
TOTAL EFFECTIVE (5+ HOUSES)							14.65	190	0	187	33	67	47	20	20	187	0
SMALL SITES (less than 5 houses)							32.49	185	22	175	55	45	35	25	15	175	0
TOTAL (including small sites)							47.14	375	22	362	88	112	82	45	35	362	0

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2007)

CARNOUSTIE

EFFECTIVE SUPPLY											PROGRAMMING						
LOCAL PLAN					LAST	AREA		COMPLETIONS	UNITS	2007/	2008/	2009/	2010/	2011/	2007 to	LATER	
SITEREf	REF	NAME	DEVELOPER	STATUS	APPROVAL	(ha.)	CAPACITY	2006 to 07	TO BUILD	2008	2009	2010	2011	2012	2012		
ACC041	C1	Newton Road 1	Stewart Milne Homes	CONS	22/06/2005	4.10	158	83	20	20					20		
ACC042	C2	Woodside/Pitskelly	D J Laing Homes Ltd	FALP	01/02/2005	3.70	60	0	60		15	15	15	15	60		
ACC055	C(a)	Westhaven Farm	D J Laing Homes Ltd	CONS	31/05/2005	0.75	21	0	2	2					2		
ACC066		Ferrier Street	Angus Housing Association	CONS	18/04/2005	0.18	22	6	16	16					16		
ACC079	C5	Links Parade	Scotia Homes	CONS	17/02/2006	0.68	78	0	78		78				78		
ACC080		High Street 2	Jigsaw Developments	DEPC	25/05/2006	0.19	5	0	5		5				5		
ACC083		Arbroath Road 20	Clarencebank Devs Ltd	DEPC	07/12/2006	0.14	6	0	6			6			6		
ACC086		Dundee Street, former health ce	Angus Housing Association	DEPC	20/06/2007	0.28	17	0	17		17				17		
ACC087		Victoria Street, Fromer Maltings	D J Laing Homes Ltd	FALP	01/02/2005	2.60	100	0	100		30	30	30	10	100		
TOTAL EFFECTIVE (SITES OF 5+ HOUSES)						12.62	467	89	304	38	145	51	45	25	304	0	
SMALL SITES (less than 5 houses)						0.93	18	3	18	10	5	3	0	0	18	0	
TOTAL (including small sites)						13.55	485	92	322	48	150	54	45	25	322	0	

CONSTRAINED SUPPLY											
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS		
ACC043	C3	Barry Road, Former Social Club	Private	FALP	01/02/2005	1.00	15	OWN,INF	OPPORTUNITY		
ACC044	C4	Greenlaw Hill	Private	FALP	01/02/2005	1.70	15	INF	OPPORTUNITY		
TOTAL CONSTRAINED						2.70	30				

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HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (JUne 2007)

MONIFIETH

EFFECTIVE SUPPLY											PROGRAMMING						
LOCAL PLAN					LAST	AREA	COMPLETIONS		UNITS	2007/	2008/	2009/	2010/	2011/	2007 to	LATER	
SITEREf	REF	NAME	DEVELOPER	STATUS	APPROVAL	(ha.)	CAPACITY	2006 to 07	TO BUILD	2008	2009	2010	2011	2012	2012		
DUM049	Mf1	Ashludie Hospital, Broomhill	Tayside Primary Care NHS Trust	FALP	01/02/2005	2.10	25	0	25		25				25		
TOTAL EFFECTIVE (5+ HOUSES)						2.10	25	0	25	0	25	0	0	0	25	0	
SMALL SITES (less than 5 houses)						1.08	11	2	9	4	2	2	1	0	9	0	
TOTAL (including small sites)						3.18	36	2	34	4	27	2	1	0	34	0	
CONSTRAINED SUPPLY																	
SITEREf	LOCAL PLAN REF	NAME	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT								OTHER FACTORS	
DUM028	Mf2	Milton Mill	Interbuild	FALP	01/02/2005	1.10	10	LAN, OWN								OPPORTUNITY	
TOTAL CONSTRAINED						1.10	10										

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SOUTH ANGUS HOUSING MARKET AREA LANDWARD

EFFECTIVE SUPPLY											PROGRAMMING						LATER
LOCAL PLAN		NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	COMPLETIONS 2006 to 07	UNITS TO BUILD	2007/	2008/	2009/	2010/	2011/	2007 to	LATER
SITEREF	REF										2008	2009	2010	2011	2012	2012	
DUL019	Sa(l)	Hospital Road, The Brae	Auchterhouse	West Residential	DEPC	20/04/2007	4.00	21	2	15	7	8				15	
DUL026	Ba(a)	Ballumbie House	Duntrune	Bett Homes/Stewart Milne Homes	CONS	09/05/2007	88.00	252	86	41	41					41	
DUL034		Balruddery	Invergowrie	Hilltown Properties	CONS	20/11/1996	1.30	14	0	2	1	1				2	
DUL242		West Mains of Gagie	Kellas	Alexander Lang & Son	DEPC	17/12/2004	0.06	7	0	7		7				7	
DUL254		Kellas Farm	Kellas	K Scott/Guild Homes	DEPC	06/06/2006	0.62	6	1	5	5					5	
DUL042	Li(a)	Henderson Park	Liff	Westwater Homes	CONS	10/05/2004	1.50	8	5	2	2					2	
DUL143	Pd(a)	Piperdam	Muirhead	Piperdam Golf & Country Park Ltd	CONS	02/02/2007	7.30	123	9	13	7	6				13	
DUL261		Dronley Road, Jungle Kids	Birkhill	Donavin Homes	DEPC	17/01/2006	0.43	9	0	9		9				9	
DUL216		Templeton Farm 1, Dronley	Strathmartine	R Knox	DEPC	01/04/2004	0.30	5	0	5		2	3			5	
DUL048	Sa(h)	Quarry Site	Westhall Terrace	A & H Kidd	CONS	04/08/2006	3.00	14	2	2	1	1				2	
DUL217		Kingennie Fishings 1	Wellbank	Guild Homes	CONS	04/08/2006	3.00	14	2	2	2					2	
DUL264		Kingennie Fishings 2	Wellbank	M & G Forbes	OUPC	24/08/2006	4.60	12	1	11	5	6				11	
DUL273		Wel bank Farm Steading	Mattocks	J F Lascelles	DEPC	21/12/2006	0.50	5	0	5			5				
ACL104	Sa(j)	Craigton Poultry Farm	Monikie	Harvest Property Developments	CONS	25/02/2003	1.87	12	0	1	1					1	
ACL111a	Mk1	Granary Site (part)	Monikie	Monikie Park Development Ltd	CONS	12/05/2006	3.09	35	2	33	16	17				33	
ACL141	Mk(a)	Panmure Road, The Fiddlers	Monikie	P & S Developments	DEPC	01/06/2004	0.29	7	0	7	7					7	
ACL250		Panbride House, Stables	Panbride	Mr & Mrs McColgan	DEPC	29/05/2006	0.02	5	0	5		5				5	
TOTAL EFFECTIVE (5+ HOUSES)							119.88	549	110	165	95	62	8	0	0	160	0
SMALL SITES (less than 5 houses)							19.45	105	22	103	45	28	14	10	6	103	0
TOTAL (including small sites)							139.33	654	132	268	140	90	22	10	6	263	0
CONSTRAINED SUPPLY																	
SITEREF	LOCAL PLAN REF	NAME	LOCATION	DEVELOPER	STATUS	LAST APPROVAL	AREA (ha.)	CAPACITY	NATURE OF LONG TERM CONSTRAINT	OTHER FACTORS							
DUL266	St1	Strathmartine Hospital	Bridgefoot	Private	FALP	01/02/2005		40	LAN,MAR	OPPORTUNITY							
TOTAL CONSTRAINED								40									

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ANGUS - SITES COMPLETED BETWEEN JUNE 2006 AND JUNE 2007

Arbroath HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	COMPLETIONS 2006 to 07	TOTAL COMPLETIONS
ACA075	A/H1c	Lochlands Drive/Cairnie Street	Arbroath	B G Addison	COMP	0.12	12	12
ACA126	A2	James Street Hall	Arbroath	Angus Housing Association	COMP	0.05	5	5
ACA144	A4	Benedict Road	Arbroath	Hillcrest Housing Association	COMP	0.68	22	22
ACA172	Ah	Seagate 29-35	Arbroath	Seagate Point Ltd	COMP	0.11	8	14
ACA206		Largo Street (regeneration)*	Arbroath	Angus Housing Association	COMP	0.19	6*	6*

Forfar HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	COMPLETIONS 2006 to 07	TOTAL COMPLETIONS
FKF082	Fa	Lilybank, Montrose Road	Forfar	A & J Stephens	COMP	2.00	17	34
FKL389		David Lawson Gardens	Westmuir	Webster Contracts	COMP	0.30	5	5
FKF084	F3	Green Street/East High Street 7	Forfar	Taylor Shepherd Developments	COMP	0.13	18	18
FKF136		Market Street	Forfar	FMS Construction	COMP	0.19	17	17
FKF165c		South Street, Haugh Works	Forfar	Webster Homes	COMP	0.05	2	2

Brechin/Montrose HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	COMPLETIONS 2006 to 07	TOTAL COMPLETIONS
BRB025	B/H1b	River Street, Valley Works	Brechin	Hillcrest HA/Servite HA/East Scotland H	COMP	1.17	6	65
BRB052		Witchden Road	Brechin	North Latch Developments	COMP	0.20	10	10
MOM039	M/H1b	Charleton Road	Montrose	Mr A C Dey	COMP	1.20	1	21
MOM089		Lochside Distillery Tower	Montrose	Muir Homes	COMP	0.70	37	37
MOM150		New Wynd 37	Montrose	Zedhar Developments Ltd	COMP	0.03	5	5

South Angus HMA								
SITEREf	LOCAL PLAN	NAME	LOCATION	DEVELOPER	STATUS	AREA	COMPLETIONS 2006 to 07	TOTAL COMPLETIONS
ACL128	Nb1	Pitairlie	Newbigging	Fernbuild Ltd	COMP	1.12	7	20
ACL111b	Mk/H1	Granary Site	Mon kie	Servite Housing Association	COMP	0.73	25	25
ACL145		Old Dairy Farm	Muirdrum	J Scott Watson Farmers	COMP	0.42	1	7

STATUS COMP = Site completed between June 2005 and June 2006

* Housing Regeneration Site where redevelopment results in a net loss of dwellings. New housing not counted against Dundee & Angus Structure Plan allowance for Arbroath HMA; the yield from these sites is not included in the completions table.

SECTION 7

HOUSING LAND SUPPLY AND POTENTIAL OUTPUT (June 2004)(sites of 5+ houses)

DUNDEE CITY - COMPLETIONS (Tenure)

AREA	YEAR TO TENURE	JUNE\80			JUNE\81			JUNE\82			JUNE\83			JUNE\84			JUNE\85			JUNE\86			
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	
DUNDEE CITY		271	184	148	80	149	152	67	173	168	84	62	242	44	88	309	5	141	269	56	143	214	
MONIFIETH							1			13			2		33			8				24	
DUNDEE LANDWARD				79	15		36			13			3		4			21				48	21
DUNDEE P.A./DISTRICT		271	184	227	95	149	189	67	173	194	84	62	247	44	88	346	5	141	298	56	191	259	

AREA	YEAR TO TENURE	JUNE\87			JUNE\88			JUNE\89			JUNE\90			JUNE\91			JUNE\92			JUNE\93		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		7	331	153		209	139		197	243	5	220	303	5	206	258		200	215		206	348
MONIFIETH				25			77			36		30	94		10	120			36			41
DUNDEE LANDWARD				15			16			37			45		6	42			45			12
DUNDEE P.A./DISTRICT		7	331	193	0	209	232	0	197	316	5	250	442	5	222	420	0	200	296	0	206	401

AREA	YEAR TO TENURE	JUNE\94			JUNE\95			JUNE\96			JUNE\97			JUNE\98			JUNE\99			JUNE\2000		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY		21	449	579		69	547		247	592		328	285		61	348		158	320		125	392
MONIFIETH				20			3															
DUNDEE LANDWARD				9			11															
DUNDEE P.A./DISTRICT		21	449	608	0	69	561	0	247	592	0	328	285	0	61	348	0	158	320	0	125	392

AREA	YEAR TO TENURE	JUNE\2001			JUNE\2002			JUNE\2003			JUNE\2004			JUNE\2005			JUNE\2006			JUNE\2007		
		LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P	LA	HA	P
DUNDEE CITY			149	356		404	589		133	392		186	440		200	320		319	317		374	450
MONIFIETH																						
DUNDEE LANDWARD																						
DUNDEE P.A./DISTRICT		0	149	356	0	404	589	0	133	392	0	186	440	0	200	320	0	317	319	0	374	450

Dundee City Council from 1 April 1996

APPENDIX 1 : EFFECTIVENESS CRITERIA

The following criteria for judging the effectiveness of housing sites within the established supply are taken from paragraph 29 of PAN 38 Housing Land (Revised 2003).

Ownership: the site is in the ownership or control of a party which can be expected to develop it or release it for development. Where a site is in the ownership of a local authority or other public body, it should be included only where it is part of a programme of land sales.

Physical: the site, or relevant part of it, is free from constraints related to slope, aspect, flood risk, ground stability or vehicular access which would preclude its development. Where there is a commitment to removing the constraints in time to allow development in the period under consideration, or the market is strong enough to fund the remedial work required, the site should be included in the effective land supply.

Contamination: previous use has not resulted in contamination of the site or, if it has, commitments have been made which would allow it to be developed to provide marketable housing;

Deficit Funding: any public funding required to make residential development economically viable is committed by the public bodies concerned.

Marketability: the site, or a relevant part of it, can be developed to provide marketable housing.

Infrastructure: the site is either free of infrastructure constraints, or any required infrastructure can realistically be provided by the developer or another party to allow development.

Land Use: housing is the sole preferred use of the land in planning terms or if housing is one of a range of possible uses other factors such as ownership and marketability point to housing becoming a realistic option.

APPENDIX 2: GLOSSARY OF TERMS

The definition of terms used in the audit reflect the glossary contained in Planning Advice Note 38 Housing Land (Revised 2003).

Brownfield land: Land which has previously been developed. The term may encompass vacant or derelict land; infill sites; land occupied by redundant or unused buildings; and developed land within the settlement boundary where further intensification of use is considered acceptable.

Constrained housing land supply: That part of the established housing land supply which at the time of any audit is not assessed as being effective.

Effective housing land supply: The part of the established housing land supply that is expected to be free of development constraints in the period under consideration, and will therefore be available for the construction of housing.

Established housing land supply: The total housing land supply – including both constrained and unconstrained sites. This will include the effective housing land supply, plus the remaining capacity of sites under construction; sites with planning consent; sites in adopted local plans; and other land and buildings with agreed potential for housing development.

Greenfield land: Land which has never been previously developed, or fully-restored formerly derelict land which has been brought back into active or beneficial use for agricultural, forestry, environmental purposes, or outdoor recreation.

Housing Land Audit: The mechanism for monitoring the housing land supply and identifying those sites within the established land supply which are expected to be effective within the period under consideration.

Housing Land Requirement: The difference between a figure arrived at by considering market demand, demographic need and other relevant factors, and the effective housing land supply.

Housing Market Area: A geographical area which is relatively self-contained in terms of housing demand; i.e. a large percentage of the people moving home or settling in the area will have sought a dwelling only in that area.

Private sector housing: Housing for sale or rent provided by private developers or other commercial organisations. The term “owner-occupied sector” excludes the private rented element.

Public sector housing: General and special needs housing provision by registered housing associations, local authorities and other social housing providers for rent.